PRELEASE
FIRE PROTECTION AND LIFE SAFETY EVALUATION FOR AN OFFICE BUILDING

The prelease form contains two parts that must be completed depending on which floor the proposed offered space is located within a building. Part A must be completed when an offered space is located below the 6th floor of a building. Part A shall be completed by the Offeror or their authorized representative. Part B must be completed when an offered space is located on or above the 6th floor of a building. Part B shall be completed by a professional engineer. The Fundamental Code Requirements apply to Part A and Part B.

Fundamental Code Requirements

a. The offered building shall be evaluated for compliance with the most recent edition of the building and fire code adopted by the jurisdiction in which the building is located; with the exception that the technical egress requirements of the building shall be evaluated based on the egress requirements of the most recent edition of the National Fire Protection Association (NFPA) 101, *Life Safety Code*. (Note: a building with a Certificate of Occupancy indicating that a building fully complies with the International Building Code shall be deemed to comply with this requirement.) All areas that do not meet the above stated criteria shall be identified as to the extent that they do comply.

b. A fire escape located on the floor(s) where the offered space is located shall not be counted as an approved exit stair.

c. An interlocking or scissor stair located on the floor(s) where the offered space is located shall only count as one exit stair.

d. The number of floors used to determine when Part A or Part B is applicable is based on counting the number of floors starting from the street floor.

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PART A

The Offeror or their representative shall complete Part A. Part A consists of a series of short answer and yes/no/not applicable questions related to general building information and fire protection and life safety systems. Upon completion of Part A, the Offeror must sign and date the "Offeror's Statement". Part A is applicable to offered space located below the 6th floor of the building.

I. BUILDING ADDRESS

Building Name:	1800 M Street NW
Building Address:	1800 M Street NW
City:	Washington
State:	DC
9-Digit Zip Code:	20036

II. GENERAL BUILDING INFORMATION

a. Identify each floor on which space is offered and the square footage of space on each floor offered to Government:

Floor	2	3	4	5	6	7	8	9	10
Ft²/Floor	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000

Note: The location of the offered space is unknown at this time. As such, the approximate square footage of each floor has been provided for the potential location of the offered space.

b. Identify the total number of floors in the building starting at the street floor:	11 (Including Mech PH)
c. Identify the total number of floors in the building below the street floor:	3
d. Identify which floor(s) in the building permit reentry from the exit stair enclosure to the interior of the building.	None.

III. OTHER USES IN BUILDING (Check All That Apply)

☒ Restaurants	☐ Laboratories	☒ Storage	☐ Retail	☒ Parking Garage	☒ Other (list) Fitness Center

IV. AUTOMATIC FIRE SPRINKLER SYSTEM

Please Check YES, NO, or N/A to the following questions:	YES	NO	N/A
a. Is an automatic fire sprinkler system installed throughout the building?	X[1]		
b. If automatic fire sprinklers are installed within the building, is the automatic fire sprinkler system maintained in accordance with the applicable local codes or NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*?	X		

V. FIRE ALARM SYSTEM

Please Check YES, NO, N/A to the following questions:	YES	NO	N/A
a. Is a fire alarm system installed in the building?	X		
b. Is an emergency voice/alarm communication system installed in the building?	X		
c. If a fire alarm system is installed in the building, are audible devices (e.g., horns, bells, speakers, etc.) installed on the floor in which the offered space is located in the building?	X		
d. If a fire alarm system is installed in the building, are strobe devices installed on the floor in which the offered space is located in the building?	X		
e. If a fire alarm system is installed in the building, is the fire alarm system over 25 years old?		X	
f. If a fire alarm system is installed in the building, does the operation of the fire alarm system automatically notify the local fire department, remote station, or UL listed central station?	X		
g. If a fire alarm system is installed in the building, is the fire alarm system maintained in accordance with the applicable local codes or NFPA 72, *National Fire Alarm and Signaling Code*?	X		

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VI. EXIT SIGNS & EMERGENCY LIGHTING			
Please Check YES, NO, or N/A to the following questions:	**YES**	**NO**	**N/A**
a. Are exit signs installed in the paths of egress travel to the exit stairs or exits?	X		
b. Is emergency lighting installed in the paths of egress travel to the exit stairs or exits?	X		
c. If an emergency lighting system is installed in the building, is the emergency lighting system arranged to provide illumination automatically in the event of any interruption of the building's normal lighting system?	X		
VII. ELEVATORS			
Please Check YES, NO, or N/A to the following questions:	**YES**	**NO**	**N/A**
Are elevators installed in the building?	X		
If elevators are installed in the building, are the elevator cars equipped with a telephone or another two-way communication system?	X		
If elevators are installed in the building, are the elevators recalled by smoke detectors located in the elevator lobbies and elevator machine rooms?	X		
VIII. ADDITONAL INFORMATION			
[1] Sprinkler protection is not provided in the PNC Bank tenant located on the Lobby Level. See Findings and Recommendations for details.			

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PART B

The Offeror's professional engineer shall complete Part B when an offered space is located on the 6th floor or higher of a building. Part B consists of a detailed narrative report based on an evaluation of the entire building that also includes the review of the preventive maintenance records of the building's fire alarm system and automatic fire sprinkler system. The fire protection engineer shall prepare a detailed narrative report. The detailed narrative report shall address at a minimum the items noted below as they apply to the offered space in the building, with specific attention to fire safety conditions that affect the floor(s) where the offered space to the Government is located, including those floors located below the offered space. In addition, the detailed narrative report shall include all deficiencies that do not meet the specified criteria (see Fundamental Code Requirements), the associated code reference(s), as well as any recommended corrective action(s).

NOTES:

a. The professional engineer must be licensed as a fire protection engineer in the same State in which the subject building is located unless the subject State does not formally recognize fire protection engineering. In such cases, GSA will accept the services of any professional engineer in the subject State provided the professional engineer is also recognized as a fire protection engineer in any other U.S. State or Territory.

b. Upon completion of Part B, the Offeror's fire protection engineer must sign and date the "Fire Protection Engineer Statement."

c. Upon completion of Part B, the Offeror must sign and date the "Offeror's "Statement of Correction."

d. The accepted GSA Form 12000, Part B is valid for a time period of 5 years from the noted date on the completed and accepted Part B. This acceptance is conditional in that no major modifications or construction has occurred associated with the building.

Project: **1800 M Street NW**

Address: **1800 M Street NW, Washington DC 20036**

The building is an existing high-rise building consisting of 2 "Wings" (North and South) connected at each level. Depending on the specific floor, direct access between the 2 Wings may or may not be provided. Generally, where an entire floor consists of a single tenant, direct access is provided between the North and South Wings. Where there are multiple tenants per floor (Floors 3 & 7) direct access between the 2 Wings are not provided.

Note: Floors 2, 3 (partial), and 5 are completely gutted and consists of a warm dark shell. With exception of the building core areas, there are no walls, partitions, ceilings, etc.

1. General Information.

   a. **Identify all current citations or violations noted by the local jurisdiction regarding the building.**
   There are currently no citations or violations by the local jurisdiction.

   b. **Provide digital pictures of the building. Include exterior views showing the front of the building and all sides of the building.**
   Exterior pictures of the building to be provided by Offeror.

   c. **Identify the number of floors in the building (above and below grade).**
   The building consists of 11 above-grade (including mechanical penthouse) and 3 below-grade stories.

   d. **Identify the approximate gross square footage per floor in the building.**
   The building has an approximate gross square footage of 55,000 square feet per floor +/-.

   e. **Identify the gross square footage and associated floor of offered space proposed to the Government to occupy.**
   The associated floor/area of the offered space is unknown at this time. ACS has performed a survey of the entire building (except the Lobby Level Retail areas) assuming that the Government may occupy any of the spaces.

f. **Identify by location and describe hazardous/significant fuel load areas (greater than normal for the type of occupancy).**
There were no hazardous or significant fuel load areas observed which are greater than normal for the type of occupancy.

g. **Identify and describe potential fire ignition sources in hazardous/significant fuel load areas in the building.**

There were no potential fire ignition sources observed in hazardous/significant fuel load areas in the building.

2. Occupancy Classifications.
   a. **Identify all the different types of occupancies and particular uses on each floor of the subject building. For example, include retail, restaurants, mechanical equipment areas, storage areas, inside parking areas, etc.**

   - Restaurant, Coffee Shop, Hair Salon, Bank, Post Office (Lobby Level)
   - Parking Garage (Levels B1, B2, B3)
   - Fitness Center (Level B1)
   - Mechanical & Electrical Equipment Areas and Storage (Throughout the Building)
   - Office Space (Floors 2 - 10)

3. Building Construction.
   a. **Identify the building construction type.**

   Type of construction most nearly resembles Type IB as defined by IBC Section 601.

4. Vertical Openings.
   a. **Identify by location and describe the enclosure of vertical openings through floors, such as stairways, atriums, hoistways for elevators, escalators, and shafts.**
   Vertical openings through floors include enclosed stairways, un-enclosed convenience stairways, and elevator shafts.

   Enclosed Stairways
   North Wing – Stair 1 and Stair 2
   South Wing – Stair 3, Stair 4, and Stair 5

   Unenclosed Stairways (Connecting 2 Stories Maximum)
   Provided within individual tenant spaces

   In addition to stairways, there are 12 elevators that serve Levels B2 through the 10th Floor building. These elevators are grouped in banks of 3 elevators each, with 2 banks per wing. Separate elevator machine rooms are provided for each group of elevators. Note: Two elevators (1 from each group) extend up to serve the Mechanical Penthouse.

   b. **Identify any deficiencies in the rated vertical enclosures that affect the integrity of the enclosure.**

   All stairway and elevator enclosures consist of 2-hour rated fireresistance assemblies with appropriately rated openings. Unless noted otherwise, no deficiencies were observed that affect the integrity of the enclosure.

5. Means of Egress.
   a. **Identify the number of enclosed exit stairs on each floor of the building.**

   Stair 1 – Connects B1 Level through 10th Floor.
   Stair 2 – Connects B3 Level through 10th Floor and up to Mechanical Penthouse.
   Stair 3 – Connects B1 Level through 10th Floor.
   Stair 4 – Connects B1 Level through 10th Floor and up to Mechanical Penthouse.
   Stair 5 – Connects B3 Level through B1 Level.

   Note 1: Stairs 3 and 4 are scissor stairs consisting of a single shaft enclosing both stairs.
   Note 2: Stairway pressurization is not provided for any of the exit stairways.

b. **For each exit stair, describe:**

i. **The clear width of each stair tread and location of measurement.**
Stair 1 (Width/Tread/Rise) – 65" / 10.25" / 8"
Stair 2 (Width/Tread/Rise) – 44" / 10.25" / 8"
Stair 3 (Width/Tread/Rise) – 44" / 10.25" / 8"
Stair 4 (Width/Tread/Rise) – 44" / 10.25" / 8"
Stair 5 (Width/Tread/Rise) – 44" / 10.25" / 8"

ii. **The egress capacity of each exit stair.**
Stair 1 is accessed through a set of double doors (28" clear width per leaf). Each of the other stairways are served by a single 33" clear width doorway. Based on the size of the doors provided, the width of the stairways are the limiting factor in performing egress capacity calculations.

Using a capacity factor of 0.3 inches per person and a stair width of 65 inches, the egress capacity of Stair 1 is 216 persons. The egress capacity for Stairs 2 through 5 is 146 persons each (44 inches divided by .3 inches/person). Since Floors 2 through 10 are served by Stairs 1-4, the egress capacity for these floors is 654 persons.

Levels B2 and B3 (parking) are served by two 44" stairways; providing an egress capacity of 292 persons.

The anticipated occupant load for Level B1* through 10th Floor is approximately 550 persons (using an occupant load factor of 100 ft²/person) per floor. The occupant load for the parking levels are 275 persons per floor based on 200 ft²/person. Per these calculations, each floor of the building is equipped with adequate egress capacity to serve the anticipated occupant load.

**Note: Although there is a fitness center of Level B1, the additional occupant load is offset by the lower occupant load associated with the partial parking garage on that floor.*

iii. **The location of where each exit stair discharges.**
Stairs 1 and 2 both discharge into an exterior alleyway at the west side of the building through enclosed exit passageways. Stairs 3 and 5 discharge onto 18th Street through an exit passageway. Stair 4 discharges into an exterior alleyway at the south side of the building through an egress corridor.

iv. **Identify and describe the operation and application of the exit stair re-entry provisions to the interior of the building, if provided.**
None of the stairways permit re-entry to the interior of the building. NFPA 101 Section 7.2.1.5.8 2 does not require stairway doors in existing high-rise buildings to automatically unlock provided signage is provided (which is already installed) on each stairway door that indicates/directs occupants to the re-entry or exit doorways.

v. **Any penetrations into and openings through each exit stair enclosure assembly.**
Telephone closets open directly into Stairs 1 and 4. Although not permitted for new buildings, NFPA 101 Section 7.1.3.2.1(9)(c) permits these existing openings for sprinklered buildings where there is no storage of combustible materials.

vi. **Any headroom obstruction within each exit stair enclosure.**
No headroom obstructions below 6'-8" AFF were observed.

vii. **If any exit stair has been compromised in such a way to have the potential to interfere with its use as an exit.**
None observed.

viii. **The exit stair remoteness arrangement.**

When considering the floor as a whole (versus separate wings), the exits are separated by at least one-third the overall diagonal dimension of the building; which meets NFPA 101 requirements for remoteness of exits. However, if considering the structure as 2 separate wings the stairways within each wing are separated by significantly less than one-third the diagonal dimension of the area served. This configuration applies to Floors 3 and 6 where there is no direct access between the North and South Wing. Furthermore, the South Wing is only served by 1 stairway since GSA considers scissor stairs (e.g. Stairs 3 and 4) as 1 exit. See Findings and Recommendations below.

ix. **Identify and describe if all exit stair doors are self-closing and self-latching.**

All exit doors observed are self-closing and latching as required by NFPA 101.

c. **Identify and describe all exit doors that do not swing in the direction of exit travel.**

With exception of the parking garage doors, all other stairway and egress doors (serving less than 50 persons) swing in the direction of egress travel. See Findings and Recommendations below.

d. **Identify and describe if all fire doors are in proper working order. Provide location of noted fire door and purpose.**

All fire doors observed are in proper working order. Fire doors are installed at the entry to each stairway enclosure.

e. **Identify by floor and describe any concerns regarding the exit access system (i.e., corridor or open plan office concept), as it applies to the proposed offered space.**

The building consists of several types of floor plans including open office and corridor plans. Since the specific location of the offered space is unknown at this time, ACS cannot provide further information regarding the exit access system within the offered space.

f. **Identify by location and describe any concern regarding the exit signage within the building.**

Building exit signage consists of internally illuminated units of varying colored lettering. On-site personnel reported that these exit signs are connected to the building's emergency circuit. These exit signs were dispersed throughout the exit access as required by NFPA 101.

g. **Describe the building's emergency lighting system.**

On-site personnel indicated that the emergency lighting consists of standard white-light fixtures that are connected to the emergency circuit. In the event of building power loss, selected lighting fixtures throughout the exit access will illuminate. Furthermore, battery pack lighting (in addition to emergency white-light fixtures) are installed within the exit stairs.

h. **Identify and describe if emergency power is provided within the building.**

Emergency power is provided through a diesel generator located at the Penthouse Level. The generator is a Caterpillar Model 3406 rated at 400kW/500kVA. There is a small day tank located adjacent to the generator and a 275 gallon storage tank located on the B3 Level.

i. **If emergency power for life safety systems is provided by generator(s) or UPS systems describe if they are tested and maintained in accordance with NFPA 110, *Standard for Emergency and Standby Power Systems* or NFPA 111, *Standard on Stored Electrical Energy Emergency and Standby Power Systems* as applicable. If not complying with the applicable NFPA Standards; identify and evaluate the procedures being used.**

The generator is run on a weekly basis with a partial load and run monthly with a full load. The testing and maintenance of the generator is in compliance with NFPA 110 requirements for emergency power supply systems (EPSS).

6. <u>Automatic Fire Suppression Systems</u>.

a. **Identify and describe if the building is protected or not protected throughout by an automatic fire sprinkler system. If the building is not protected throughout by an automatic fire sprinkler system, identify those areas of the building where partial fire sprinkler protection is provided.**

With exception of the PNC Bank tenant on the Lobby Level, the entire building is protected throughout by an automatic fire sprinkler

system. Sprinklers in areas with ceilings consist of pendent type (concealed or recessed). Areas without ceilings are generally equipped with upright type sprinklers. Base building sprinklers (e.g. parking garage, electrical/mechanical rooms, etc.) consist of fusible link elements. Sprinklers in tenant spaces generally consist of glass bulb thermal element.

The sprinkler system is served by 4-inch combination sprinkler/standpipe risers installed in Stairs 1 through 4. Each riser is equipped with 2-½ inch hose valve outlets (installed 60 inches AFF) and 2.5-inch floor control valve assemblies. Sprinkler flow is monitored by System Sensor Model WFD25 flow switches, respectively.

The sprinkler system is fed by a 8-inch incoming service that is connected to a Peerless horizontal split-case fire pump. The fire pump is rated at 1000 gpm @ 85 psi and is powered by a US Motors electric driver. The fire pump is controlled by a Hubbell Model LX-2100 controller/automatic transfer switch rated at 60 HP, 460V, 60 Hz; which is also served by the building generator. The incoming service static pressure as read from the fire pump-mounted suction gauge is 90 psi.

The incoming fire service is controlled by an 8-inch OS&Y valve connected to 3 "in-line" check valves. A listed backflow preventer assembly is not provided

b. **Identify and describe the different types of automatic fire sprinkler systems (e.g., dry, wet, pre-action, etc.) that are installed within the building and their respective locations.**
Wet-pipe sprinkler protection is provided for the majority of the building while the parking garage and loading docks are served by dry-pipe systems. The dry systems consist of 8 separate dry-pipe valves located in an equipment room located directly adjacent to the fire pump room on the B-2 Level

c. **Identify and describe any other fire suppression systems installed within the building.**
There is a kitchen hood suppression system serving the restaurant on the Lobby Level and an Inergen gaseous suppression system protecting a server room on a 10th Floor tenant space. No other types of fire suppression systems were observed.

d. **Identify and describe the types of standpipes installed in the building.**
Four-inch Class I standpipe risers with hose valve connections are installed in each of the stairways. Hose valves consists of 2-½ inch connections located at the primary landing of each associated stairway. The standpipe risers are concealed within gypsum chases installed in each stairway.

e. **If automatic fire sprinkler systems are installed in the building, describe if they are tested and maintained in accordance with the applicable local codes or NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*. If not complying with the applicable NFPA Standards; identify and evaluate the procedures being used. If not complying with the applicable NFPA Standard; identify and evaluate the procedures being used.**
Sprinkler system maintenance records were available at the time of survey. All maintenance items appear to be up to date.

7. Fire Alarm System.

a. **Identify and describe the fire alarm system, as a minimum, the date of installation, type, manufacturer and model, and components such as manual pull stations, etc.**
The building fire alarm system consists of a Notifier NFS 3030 point-addressable fire alarm. The building is currently undergoing a fire alarm system upgrade consisting of a new head-end FACP and voice evacuation (formerly consisting of bells). Existing initiating devices will remain. It appears that this upgrade is complete and is awaiting final testing and approval from the authority having jurisdiction.

Manual pull stations are installed throughout the building at exit stairways, and other building exits. Smoke detectors are installed above fire alarm panels, elevator lobbies, and elevator machine room. Heat detectors are installed within 24 inches of sprinklers located in the elevator machine room. Smoke detectors in elevator lobbies and machine room initiate elevator recall; heat detectors in elevator machine room initiate elevator shunt trip. Duct detectors are installed in mechanical rooms which initiate AHU shutdown.

Fire alarm notification consists of strobes, speakers, and combination speaker/strobes.

b. **Describe if the fire alarm system is connected to a U.L. listed Central Station, Remote Station, or to the local fire department.**
The fire alarm system is monitored by a central station (Kastle).

c. **Describe in detail the operation of the fire alarm system, including if it has emergency voice/alarm communication capabilities.**
The building is configured as full-evacuation (in lieu of selective evacuation). As such, any building alarm will activate all speakers and strobes throughout the entire building.

d. **Describe in if the fire alarm system is tested and maintained in accordance with NFPA 72, *National Fire Alarm and Signaling Code*. If not complying with the applicable NFPA Standard; identify and evaluate the procedures being used.**

Fire alarm maintenance records were available at the time of survey. All maintenance items appear to be up to date; however this was based on the old system which is in the process of being replaced.

8. Elevators.

a. **Verify the elevators have a current certificate (date of inspection) of elevator inspection from the local jurisdiction.**
Current elevator certificates of inspection were provided for each elevator.

b. **Identify and describe the emergency recall operation features of the elevators. Describe all differences with the requirements of ASME/A17.1, *Safety Code for Elevators and Escalators*, Phase I Emergency Recall Operation requirements.**
The elevators are equipped with Phase 1 Emergency Recall as required by ASME A17.1. Smoke detectors are provided in each elevator lobby and machine room to initiate elevator recall.

c. **Identify and describe the emergency in car operation features of the elevators. Describe all differences with the requirements of ASME/A17.1, *Safety Code for Elevators and Escalators*, Phase II Emergency In-Car Operation requirements.**
The elevators are equipped with Phase 2 Emergency In-Car Operations as required by ASME A17.1. Associated key switches and controls are provided for firefighter's in-car operation.

d. **Identify and describe if the elevators are equipped with telephones or other two-way emergency signaling systems connected to an emergency communication location staffed 24 hours per day, 7 days per week.**
The elevators are equipped with two-way emergency signaling systems which are connected to a central station (Kastle) staffed 24 hours per day, 7 days per week.

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Findings and Recommendations

1. **Finding:** Depending on the location of the offered space, the exits may not be remotely separated as required. On Floors 3 and 6, the floor plan is configured such that the North and South Wings are not communicating, meaning that there is no direct access from one wing to the other. As such, the remoteness of exits on these floors is measured from the maximum diagonal dimension of each wing (in lieu the entire building). Measuring the remoteness of exits in this fashion greatly reduces the minimum required exit separation. Therefore, the offered space will not meet the remoteness of exits requirements if the two wings are not communicating/accessible to one another. Additionally, the South Building is only served by 1 stairway since Stairs 3 and 4 are configured as a scissor stair.

   Recommendation: Confirm the location and configuration of the offered space to determine if exits are remotely spaced. Where applicable, access between wings can be provided through doorways.

   Code Reference: NFPA 101 (2012 edition) – Section 7.5.1.3.3

2. **Finding:** A review of the 2012 fire pump test revealed that the fire pump did not provide the required pressure at 150% of the rated flow.

   Recommendation: It is ACS' opinion that the 1,000 gpm fire pump was over-designed for the use of the building. The calculated sprinkler flow will be significantly less than 1,000 gpm per NFPA 13. Additionally, DCRA does not require standpipe flow to be included in fire pump calculations (e.g. manual-wet standpipe systems). As such, it is ACS' opinion that the demand will not exceed 100% of the pump capacity. Therefore, no corrective actions are recommended at this time.

   Code Reference: NFPA 20 (2010 edition) – Section 4.8.1

3. **Finding:** The fire alarm system is currently being upgraded with a new head-end FACP and voice evacuation system. This upgrade is complete, but awaiting final testing/approval by the authority having jurisdiction.

   Recommendation: Complete the installation of the fire alarm system and obtain approval from the authority having jurisdiction.

   Code Reference: IBC (2012 edition) – Section 907.2.13

4. **Finding:** Magnetic locks are provided at the tenant entry and exit doors on Floors 6 and 8. It is ACS' understanding that the magnetic locks on these doors do not release upon activation of the fire alarm system.

   Recommendation: Modify and/or repair the magnetic locks and provide the proper interface from the fire alarm system such that all magnetic locks release upon activation of the fire alarm system.

   Code Reference: IBC (2012 edition) – Section 1008.1.9.8(4)

5. **Finding:** The exit stairway doorways from the parking garage consist of 2 door leafs installed "back to back". Although this configuration was required at the time of building construction (in order to provide a 3-hour separation from the garage) it is no longer required. This installation does conflict against the requirement that all egress doors serving more than 50 persons shall swing in the direction of egress travel.

   Recommendation: Remove the door leaf that swings against the direction of egress travel in the parking garage.

   Code Reference: NFPA 101 (2012 edition) – Section 7.2.1.4.2

6. **Finding:** The PNC Bank tenant space located on the Lobby Level is not currently sprinklered. Although this area is equipped with automatic smoke detection, the lack of fire suppression in this area can allow a fire to grow to a point where it may affect other areas of the building.

   Recommendation: Extend the existing sprinkler system(s) in the Lobby Level to serve the PNC Bank tenant space.

   Code Reference: IBC (2012 edition) – Section 403.3

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STATEMENT OF FIRE PROTECTION ENGINEER

I hereby attest that a full assessment of the subject premises has been performed; and that the above information is complete and accurate to the best of my knowledge. I have initialed at the bottom of each page. My official seal, professional license information, and signature are affixed below.

I have included findings, recommended corrective action(s), and made specific references to the applicable code sections as an attachment to this report. Such findings specifically identify instances where the building does not comply with the specified criteria, and recommendations have been made in order to rectify the situation and assure substantial compliance of the building to all applicable criteria.

(If no deficiencies were identified, during the evaluation, please explicitly state so in the findings and recommendations portion of the report.)

Signature: (b) (6) [redacted] Date: 9/30/2013

Printed Name: Shay Pei Wu, P.E.

Name of Firm: ACS Consulting, LLC Phone #: (301) 419-2538

License Number: 901630

Stamp Here: DISTRICT OF COLUMBIA SHAY P. WU PE901630

OFFEROR'S STATEMENT OF CORRECTION

In the event any of the offered space does not meet the above criteria, the Offeror shall attest below that all work required to bring the offered space into full compliance with all applicable criteria will be completed at the Offeror's sole cost and expense prior to the Government's acceptance of the offered space under the terms of any prospective lease agreement.

NOTE: REPORTS SUBMITTED WITHOUT THE FPE'S FINDINGS, RECOMMENDED CORRECTIVE ACTIONS AND CODE REFERENCES WILL BE RETURNED WITHOUT REVIEW BY THE GSA REGIONAL FIRE PROTECTION ENGINEERING OFFICE.

Signature: (b) (6) [redacted] Date: 2/6/14

Printed Name: Sarah A. Downey

Title: Vice President

Name of Firm: PRISA Acquisition, LLC